

South State Land Use and Transportation Plan

Land Use Policy Recommendations for Kent County Consideration

- **Adequate Public Facilities Ordinance (APFO)**

An APFO can assure that the transportation facilities within Study area are provided in concert with residential and commercial development.

An APFO can be the means by which developers contribute funding for future transportation improvements

- **Design Standards for South State Street Corridor**

To assure the adequacy of building setbacks, entrance requirements, parking

- **Transfer of Development Rights Program**

Promote the existing program or modify the program to assure its success.

Recommendation: South State Street Corridor Monitoring Program

Why needed?

- To monitor implementation of Medium and Long Range improvements
- The rate of future population and traffic growth in the South State Street corridor may change.
- Can assure that medium and long range projects are implemented as conditions dictate. (neither prior to anticipated need nor delayed until after need is identified)

How would it work?

- Thresholds referred to as "triggers" would be identified for each major improvement.
- A Corridor Monitoring Committee would be established to review conditions in the South State Street Corridor. (would meet 2-3 times per year)
- This Program would work similarly to the program established by DelDOT for US Route 40.

Factors likely to be monitored:

- Land Development Activity- development location, # units, traffic generated, status of project.
- Projected Traffic Volumes - average daily traffic, current counts at key locations, short term and long term forecasts, changes in Level of Service.
- Transit Service- existing service /ridership, need for promotion/change in service.
- Park & Ride-usage of existing lots; need for promotion or expansion.
- Other projects in the area.